



CITY COUNCIL
Regular Meeting – February 11, 2019 6:00 p.m.
Council Chambers

1368 Research Park Dr
Beavercreek, Ohio

PRESENTATION

- ◆ Beavercreek High School Girls' Cross Country and Girls' Soccer Teams

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Litteral
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
 - A. January 14, 2019 Regular Meeting
 - B. January 28, 2019 Work Session
- VI. ORDINANCES, RESOLUTIONS AND PUDS
 - A. Resolution 19-21 Community Entertainment District
- VII. DECISION ITEMS
 - A. Acceptance of Fourth Quarter Financial Summary
- VIII. COUNCIL TIME
- IX. MAYOR'S REPORT
- X. CITY MANAGER'S REPORT
- XI. CITIZEN COMMENTS
- XII. ADJOURNMENT

BEAVERCREEK CITY COUNCIL
REGULAR MEETING January 14, 2019 6:00 p.m.

CALL TO ORDER

Clerk Miscisin called the meeting to order followed by roll call

PRESENT: Council Member Curran, Council Member Litteral, Council Member Rushing, Council Member Upton, Council Member Vann

ABSENT: Vice Mayor Garcia, Mayor Stone

ALSO IN ATTENDANCE: Randy Burkett, City Planner; Dennis Evers, Chief of Police; Kim Farrell, Recreation Superintendent; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Jeff McGrath, Planning & Development Director; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Mike Thonnerieux, Public Administrative Services Director; Zack Wike, Assistant Supervisor-Parks

Council Member Vann MOVED to excuse Vice Mayor Garcia and Mayor Stone, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

MOTION TO APPOINT PRESIDING OFFICER OF MEETING

Council Member Curran MOVED to approve appoint Council Member Upton as the presiding officer for the January 14, 2019 Regular meeting in accordance with Section 31.12 of the Codified Ordinances, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

PLEDGE

Council Member Curran led the pledge and a moment of silence.

APPROVAL OF AGENDA

Council Member Vann MOVED to amend the agenda by adding an Executive Session after Citizen Comments, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

Council Member Litteral MOVED to approve the agenda as amended, seconded by Council Member Vann. Motion PASSED by majority voice vote.

PUBLIC HEARING – PUD 18-1 SSP#1 Dunking Donuts

Clerk Miscisin read an application filed by Gilligan Company, 3805 Edward Road, Suite 680, Cincinnati, OH 45209. The application requests approval of a specific site plan to allow for the development of a 2,215 square foot Dunkin Donuts on 0.6232 acres of land. The property is located on the northwest corner of Lantz Road and North Fairfield Road. The property is further described as Book 5, Page 5, part of Parcel 126 on the Greene County Property Tax Atlas.

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Applicant Presentation

Kara Burkhardt, 5335 Far Hills Ave, Dayton, Ohio

Ms. Burkhardt said they were requesting approval of a new Dunkin Donuts at the corner of North Fairfield Road and Lantz Road. She said it was a next generation store and they were very excited to be coming to Beavercreek.

Staff Presentation

Mr. Burkett summarized the staff report dated January 9, 2019 stating the applicant was seeking approval of a specific site plan to allow for the construction of a 2,215 square foot restaurant on .62 acres. He reviewed the location, surrounding zoning, the proposed site plan, permitted uses, buffer requirements, access, parking, architecture elevations, landscaping and signage. Planning Commission and staff recommended approval of this request.

Public Input

There being no public input, public input was closed.

Council Input

Council Member Litteral asked about lighting. Mr. Burkett explained the applicant had included a lighting plan and had addressed all of the conditions.

Council Member Rushing verified the properties to the north were zoned R1A and asked if there were plans for those properties according to the master plan in the future. Mr. Burkett explained the property to the north was a mix of single family residential/office.

Council Member Vann was concerned with headlights in the morning shining on the houses. She asked if the landscaping plan was adequate to block the light. Mr. Burkett reviewed the landscaping plans.

Council Member Upton questioned emergency access. Mr. Burkett said the plans had been forwarded to the fire department and they had no concerns.

Motion

Council Member Litteral for the purpose of taking administrative action, approval of a Specific Site Plan for Dunkin Donuts, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a Specific Site Plan as per §158.066 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. Council

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Member Litteral further moved that this motion with all conditions be fully recorded in the minutes of this Council meeting.

1. The approved site and landscape plans shall be the plans dated "Received November 29, 2018" except as modified herein.
2. The approved architectural elevations shall be the plans dated "Received November 29, 2018" except as modified herein.
3. A PUD Agreement must be signed by the owner and a bond or letter of credit must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the Planning and Zoning Department.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. A final subdivision shall be recorded with the Greene County Auditor's office prior to the release of a zoning permit for the project.
6. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit for the building.
7. Final cut sheet details and photometric plans for the lighting of the site shall be reviewed and approved by the Planning Department, prior to the issuance of a zoning permit.
8. Maximum mounting height for any parking lot fixture shall be 16 feet, including the base. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within two hours after closing.
9. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of a zoning permit.
10. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including storm drainage facilities.

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The City reserves the right to require more frequent collection as deemed necessary.

11. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning Department or, if required, by the City Council and/or Planning Commission.
12. All man and service doors shall be painted to match the adjacent building materials per the approval of the Planning Department.
13. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the building by using the same materials as those found on the building. All ground mounted mechanical equipment shall be screened from view per the review and approval of the Planning Department.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer, Planning Department and the Beavercreek Police Department shall be addressed prior to the issuance of a permit for the project.
15. All roof top mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets).
16. The parking lot shall be kept in good condition. The City Engineer reserves the right to determine if the parking lot pavement condition is in disrepair and has not been maintained in a commercially acceptable condition, and that improvements are required. Those improvements shall be completed in a timely manner to the City Engineer's satisfaction.
17. No portion of this building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by a prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
18. Any portion of the site disturbed by grading and on which no construction occurs within three months after completion of the site grading shall be planted with appropriate ground cover and properly maintained.
19. Exterior construction hours shall be limited to Monday thru Saturday 7AM to 7PM.

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20. There shall be a maximum of one ground sign for this project. The ground sign, which shall include a minimum 1-foot tall, consistent with building design and materials, shall be a maximum of 5 feet tall and have a maximum 25 square feet per sign face. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign. Any ground sign shall be set in a base that shall be constructed of the same brick as used to construct the principal structure.
21. The final stormwater plan shall be reviewed and approved by the City Engineer, and bonding shall be put in place, prior to the release of a zoning permit.

Seconded by Council Member Rushing. Motion PASSED by majority voice vote.

PUBLIC HEARING – PUD 18-3 SSP#1 Dollar General

Clerk Miscisin read an application filed by Beavercreek DOHP, 9010 Overlook Boulevard, Brentwood, TN 37027. The application requests approval of a specific site plan to allow for the development of a 29,100 square foot retail store on 3.41 acres. The property is located at 3867 Dayton-Xenia Road further described as Book 2, Page 11, Parcels 140, 141, 144, 145 and 146 on the Greene County Property Tax Atlas

Applicant Presentation

Alex Kinzy, Steck Beck Engineering, PA

Mr. Kinzy said he was the design engineer for the project and he was there to answer any questions regarding the plan.

Staff Presentation

Mr. Burkett summarized the staff report dated January 9, 2019 stating the applicant was seeking approval of a specific site plan to allow for the construction of a 9,100 square foot Dollar General retail store. He reviewed the location, surrounding zoning, proposed site plan, permitted uses, buffer requirements, access, parking, architecture elevations, landscaping, grading for stormwater, lighting, and signage. He explained staff was asking to add to Condition #13 that the enclosure be fitted with a closable, lockable gate, which shall be constructed of either vinyl planks or treated lumber planks. Planning Commission and staff recommended approval of this request.

Public Input

Bob Stanton, 1519 Longview Drive, Beavercreek

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Mr. Stanton said he did not see any evergreen screening in the back and wanted to request that to block the view of the building site from his house. He said there was holly brush and deciduous trees which you could see through. He also questioned the lighting at the back of the building.

There being no more input, public input was closed.

Council Input

Council Member Curran thought the five parcels had a natural access point to go back out to Longview. He said the access on Dayton-Xenia had two hills on either side of it plus there was a road expansion occurring in 2020. Dollar General would be starting construction in earlier spring.

Council Member Vann agreed with this stating Knollwood Gardens has had problems with their Dayton-Xenia Road access. She was not happy there is no egress on Longview.

Council Member Litteral had concerns with traffic and this was not a workable solution in her opinion. She asked if the applicant looked at any of the empty buildings. Mr. Kinzy said the company liked to have their own style building and he was not involved with the initial hunting of properties. Council Member Litteral asked if there was a way to alleviate this issue. Mr. Burkett said there was concern of the steepness and the proximity to the residential properties. He said they were trying to keep away from the residential.

Council Member Curran asked if there could be a deceleration lane on Dayton-Xenia. Mr. Burkett said they had talked about it initially but because of the 2020 road expansion plan it would be torn out.

Council Member Upton questioned the larger retention pond close to the road. Mr. Burkett said they had those throughout the city. Council Member Upton asked what the drop off was. Mr. Burkett said it was about five-six feet. Mr. Kinzy said the big reason for the detention ponds was a way to remove pollutants from the run off from the parking lot and have a second area of treatment. He said it gives ways to clean and trap pollutants.

Council Member Vann asked if there was a fountain in the pond. Mr. Kinzy said it was designed to release all the water within 72 hours and be mowable grass most of the time.

Council Member Upton asked about adding to the landscaping at the existing tree line. Mr. Burkett said it would be no problem to add evergreens.

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Council Member Vann asked if there could be a one lane exit to Longview. Mr. Kinzy said they spent a good day to try to make that work. He said to make it work for trucks and fire trucks it would have involved removing the brush and traffic going very close to the residential property. He said it would have four to five feet from the residential property line.

Council Member Vann asked if there was any other way to improve the egress from the site. Mr. McGrath said there will be a left turn lane. He said they would talk with engineers regarding the road expansion.

Council Member Curran MOVED to add condition #26 that the applicant shall work with the city engineer and planning staff to analyze the creation and implementation, if feasible, of an eastbound deceleration lane to be paid for by the applicant, amend condition #6 Additionally, evergreen trees shall be added to the southeast corner of property to provide screening to the residential property, and amend condition #13 The enclosure shall be fitted with a closable, lockable gate, which shall be constructed of either vinyl planks or treated lumber planks, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Motion

Council Member Curran for the purpose of taking administrative action, approval of a Specific Site Plan for Dollar General, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a Specific Site Plan as per §158.066 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. Council Member Curran further moved that this motion with all conditions be fully recorded in the minutes of this Council meeting.

1. The approved site and landscape plans shall be the plans dated "Received December 21, 2018" except as modified herein.
2. The approved architectural elevations shall be the plans dated "Received November 12, 2018" except as modified herein.
3. A PUD Agreement must be signed by the owner and a bond or letter of credit must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or

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letter of credit must meet the requirements of the Planning and Zoning Department.

4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. A final subdivision shall be recorded with the Greene County Auditor's office prior to the release of a zoning permit for the project.
6. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit for the building. Additionally, evergreen trees shall be added to the southeast corner of property to provide screening to the residential property.
7. Final cut sheet details and photometric plans for the lighting of the site shall be reviewed and approved by the Planning Department, prior to the issuance of a zoning permit.
8. Maximum mounting height for any parking lot fixture shall be 16 feet, including the base. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within two hours after closing.
9. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of a zoning permit.
10. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including storm drainage facilities. The City reserves the right to require more frequent collection as deemed necessary.
11. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning Department or, if required, by the City Council and/or Planning Commission.

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12. All man and service doors shall be painted to match the adjacent building materials per the approval of the Planning Department.
13. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the building by using the same materials as those found on the building. All ground mounted mechanical equipment shall be screened from view per the review and approval of the Planning Department. The enclosure shall be fitted with a closable, lockable gate, which shall be constructed of either vinyl planks or treated lumber planks.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer, Planning Department and the Beavercreek Police Department shall be addressed prior to the issuance of a permit for the project.
15. All roof top mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets).
16. The parking lot shall be kept in good condition. The City Engineer reserves the right to determine if the parking lot pavement condition is in disrepair and has not been maintained in a commercially acceptable condition, and that improvements are required. Those improvements shall be completed in a timely manner to the City Engineer's satisfaction.
17. No portion of this building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by a prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
18. Any portion of the site disturbed by grading and on which no construction occurs within three months after completion of the site grading shall be planted with appropriate ground cover and properly maintained.
19. No outdoor speakers shall be installed or used on this site.

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20. There shall be a maximum of one ground sign for this project. The ground sign, which shall include a minimum 1-foot tall, brick and/or stone base and wrap, shall be a maximum of 5 feet tall and have a maximum 25 square feet per sign face. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign. Any ground sign shall be set in a base that shall be constructed of the same brick as used to construct the principal structure.
21. The parking lot shall be curbed, as required by the City Engineer.
22. No fence is required but if the fence is constructed it should be made of vinyl.
23. The final location and design of the spur sidewalk from the parking lot to the future sidewalk along Dayton-Xenia Road shall be reviewed and approved by the City Engineer prior to the release of the zoning permit.
24. External downspouts shall be prohibited.
25. The final architectural plans shall include a cornice cap similar to the one shown in Exhibit A on the north, east and west elevations, as well as two windows on the northern elevation.
26. The applicant shall work with the city engineer and planning staff to analyze the creation and implementation, if feasible, of an eastbound deceleration lane to be paid for by the applicant.

Seconded by Council Member Vann. Motion PASSED by majority voice vote.

ORDINANCES, RESOLUTION AND PUDS

Ordinance 18-27 PUD 18-4 Indian Ripple/Harbert Rezoning (Third Reading)
Clerk Miscisin read an Ordinance rezoning 4.6 acres from C-PUD 96-4 to C-PUD 18-4, further described as Book 3, Page 19, Parcels 95, 97, 98 and 105 on the Greene County Property Tax Atlas.

Council Member Curran MOVED to approve Ordinance 18-27, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Resolution 19-01 Authorize Finance Director to Request the Auditor of Greene County for Advance of Real Estate and Public Utility Taxes

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Clerk Miscisin read a Resolution authorizing the City Manager or his designee the Financial Administrative Services Director to request advance draws upon the amounts collected by the Greene County Auditor for the City of Beavercreek 2018 real estate and personal property taxes collected during calendar year 2019.

Mr. Kucera explained the ORC states the auditor to send our property taxes in March and August. He said by passing this Resolution it allowed them to send it a little earlier. He said they use this for operations capital and invest the money to generate approximately \$6-7,000 additional in interest.

Council Member Upton asked if this was a common practice with other communities. Mr. Kucera said he would hope so, with interest rates climbing, it is important to get the additional cash flow and additional interest return.

Council Member Rushing MOVED to approve Resolution 19-01, seconded by Council Member Vann. Motion PASSED by majority voice vote.

Resolution 19-02 Declaring Necessity of Levying a 2 Mills Renewal and Requesting County Auditor to Certify (Continuous)

Clerk Miscisin read a Resolution by Beavercreek City Council determining the necessity of levying a renewal tax in excess of the ten-mill limitation for construction, reconstructing, resurfacing, and repairing streets, roads, and bridges as authorized by the Ohio Revised Code which levy shall be two mills (2.0) which is a renewal levy to run for a continuing period of time, pursuant to Section 5705.19 and subsection 5705.19(G) as amended, of the Ohio Revised Code, and requesting the County Auditor to certify matters in connection therewith.

Mr. Thonnerieux discussed Resolutions that were to be certified with the auditor. It was a requirement to allow these levy to be placed on the ballot. Only one would be placed on the ballot for each levy.

Council Member Curran MOVED to approve Resolution 19-02, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

Resolution 19-03 Declaring Necessity of Levying a 2 Mills Renewal and Requesting County Auditor to Certify (5 Year)

Clerk Miscisin read a Resolution by Beavercreek City Council determining the necessity of levying a renewal tax in excess of the ten-mill limitation for construction, reconstructing, resurfacing, and repairing streets, roads, and bridges as authorized by the Ohio Revised Code which levy shall be two mills (2.0) which is a renewal levy to run for five years, pursuant to Section 5705.19 and subsection

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5705.19(G) as amended, of the Ohio Revised Code, and requesting the County Auditor to certify matters in connection therewith.

Because the legislation provided to council was for a continuing period of time an amendment needed to be made.

Council Member Vann MOVED to amend the Resolution 19-03 to state is was for a five (5) year term, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

Council Member Vann MOVED to approve Resolution 19-03 as amended, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Resolution 19-04 Declaring Necessity of Levying a .9 Mills Renewal and Requesting County Auditor to Certify (Continuous)

Clerk Miscisin read a Resolution by Beavercreek City Council determining the necessity of levying a renewal tax in excess of the ten-mill limitation for parks and recreational purposes as authorized by the Ohio Revised Code which levy shall be nine tenths mills (0.9) which is a renewal levy to run for a continuing period of time, pursuant to Section 5705.19 and subsection 5705.19(H) as amended, of the Ohio Revised Code, and requesting the County Auditor to certify matters in connection therewith.

Council Member Curran MOVED to approve Resolution 19-04, seconded by Council Member Vann. Motion PASSED by majority voice vote. Litteral opposed

Resolution 19-05 Declaring Necessity of Levying a .9 Mills Renewal Plus .2 Mills Increase and Requesting County Auditor to Certify (Continuous)

Clerk Miscisin read a Resolution by Beavercreek City Council determining the necessity of levying a renewal tax in excess of the ten-mill limitation for parks and recreational purposes as authorized by the Ohio Revised Code which levy shall be one and one tenth (1.1) mills which is a renewal of an existing levy of nine tenths mills (0.9) plus an increase of two tenths mills (0.2) to run for a continuing period of time, pursuant to Section 5705.19 and subsection 5705.19(H) as amended, of the Ohio Revised Code, and requesting the County Auditor to certify matters in connection therewith.

Council Member Curran MOVED to approve Resolution 19-05, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

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Resolution 19-06 Declaring Necessity of Levying a .9 Mills Renewal Plus .3 Mills Increase and Requesting County Auditor to Certify (Continuous)

Clerk Miscisin read a Resolution by Beavercreek City Council determining the necessity of levying a renewal tax in excess of the ten-mill limitation for parks and recreational purposes as authorized by the Ohio Revised Code which levy shall be one and one tenth (1.2) mills which is a renewal of an existing levy of nine tenths mills (0.9) plus an increase of three tenths mills (0.3) to run for a continuing period of time, pursuant to Section 5705.19 and subsection 5705.19(H) as amended, of the Ohio Revised Code, and requesting the County Auditor to certify matters in connection therewith.

Council Member Curran MOVED to approve Resolution 19-06, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Resolution 19-07 Declaring Necessity of Levying a .9 Mills Renewal and Requesting County Auditor to Certify (Five Year)

Clerk Miscisin read a Resolution by Beavercreek City Council determining the necessity of levying a renewal tax in excess of the ten-mill limitation for parks and recreational purposes as authorized by the Ohio Revised Code which levy shall be nine tenths mills (0.9) which is a renewal levy to run for five (5), pursuant to Section 5705.19 and subsection 5705.19(H) as amended, of the Ohio Revised Code, and requesting the County Auditor to certify matters in connection therewith.

Council Member Litteral MOVED to approve Resolution 19-07, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Resolution 19-08 Declaring Necessity of Levying a .9 Mills Renewal Plus .2 Mills Increase and Requesting County Auditor to Certify (Five Year)

Clerk Miscisin read a Resolution by Beavercreek City Council determining the necessity of levying a renewal tax in excess of the ten-mill limitation for parks and recreational purposes as authorized by the Ohio Revised Code which levy shall be one and one tenth (1.1) mills which is a renewal of an existing levy of nine tenths mills (0.9) plus an increase of two tenths mills (0.2) to run for five (5) years, pursuant to Section 5705.19 and subsection 5705.19(H) as amended, of the Ohio Revised Code, and requesting the County Auditor to certify matters in connection therewith.

Council Member Litteral MOVED to approve Resolution 19-08, seconded by Council Member Vann. Motion PASSED by majority voice vote.

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Resolution 19-09 Declaring Necessity of Levying a .9 Mills Renewal Plus .3 Mills Increase and Requesting County Auditor to Certify (Five Year)

Clerk Miscisin read a Resolution by Beavercreek City Council determining the necessity of levying a renewal tax in excess of the ten-mill limitation for parks and recreational purposes as authorized by the Ohio Revised Code which levy shall be one and one tenth (1.2) mills which is a renewal of an existing levy of nine tenths mills (0.9) plus an increase of three tenths mills (0.3) to run for five (5) years, pursuant to Section 5705.19 and subsection 5705.19(H) as amended, of the Ohio Revised Code, and requesting the County Auditor to certify matters in connection therewith.

Council Member Curran MOVED to approve Resolution 19-09, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

DECISION ITEMS

Mall at Fairfield Commons Community Entertainment District Mayor Recommendation

Mr. McGrath explained the process to establish an entertainment district. He said this was done previously at the Greene.

Council Member Litteral stated having received and reviewed the Mayor's memo recommending the Mall at Fairfield Commons be designated a Community Entertainment District MOVED pursuant to Ohio Revised Code Section 4301.80 that the Clerk of Council cause notice to be advertised on or about January 18, 2019 and January 25, 2019 of the filing of the application and the public's opportunity to review the application in the Clerk of Council's office and to address City Council on February 11, 2019 at the regularly scheduled City Council meeting, seconded by Council Member Vann. Motion PASSED by majority voice vote.

LIQUOR PERMITS

Venetian Nail Spa #2 LLC Venetian Nail Spa (New)

Chief Evers said the Ohio Division of Liquor Control sent notification of a request regarding a new D5J liquor permit for Venetian Nail Spa #2 LLC DBA Venetian Nail Spa, 4425 Walnut St., Beavercreek, OH 45440. The records checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the business officers/shareholders for this application request. Staff is recommending this application request move forward with no comment.

Council Member Litteral MOVED to accept without comment, seconded by Council Member Curran. Motion PASSED by majority voice vote.

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Osaka Steakhouse Inc., DBA Osaka Japanese Steakhouse (Transfer)

Chief Evers said the Ohio Division of Liquor Control sent notification of a request regarding a change of corporate stock on a D5I and D6 liquor permit for Osaka LLC DBA Osaka, 2476 Commons Blvd., STE G, Beavercreek, OH 45432 to Osaka Steakhouse Inc., DBA Osaka Japanese Steakhouse, 2476 Commons Blvd., Beavercreek, OH 45432. The records checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the business officers/shareholders for this application request. Staff is recommending this application request move forward with no comment.

Council Member Litteral MOVED to accept without comment, seconded by Council Member Vann. Motion PASSED by majority voice vote.

MAYOR'S REPORT

No report

COUNCIL TIME

Council Member Curran commented on the great job by public service department getting the snow removed.

Council Member Litteral Rotary pancake breakfast was scheduled for Saturday, January 19th at the high school. This event supports both the Rotary and Beavercreek Bands.

Council Member Rushing thanked the public service department for a great job. He attended the inaugural event of the inductions of the governor.

Council Member Vann said there was a good write-up on Beavercreek in the Dayton Business Journal.

Council Member Upton said the Green Optimist Club has a program called Avenue of Flags where you pay \$50 per year and they will place a flag in front of your home or business on major holidays.

CITY MANAGERS REPORT

Mr. Landrum reviewed the snow event. If there is damage to your mailbox please contact the public service department. Please send your snowman photo for the snowman contest now through February 11th to parks@beavercreekohio.gov. City hall will be closed on Monday, January 19th in observance of Martin Luther King Day. Lofino Plaza Palooza will be held January 29th from 6:00 -7:30 p.m. at Lofino Plaza, Senior Center.

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CITIZEN COMMENTS

There being no comments, Citizen Comments was closed.

EXECUTIVE SESSION

Council Member Rushing MOVED to enter into Executive Session at 7:29 p.m. pursuant to Section 121.22 of the Ohio Revised Code, for the purpose of conference with city attorney concerning disputes involving the city that are subject to pending or imminent court action, seconded by Council Member Litteral. Motion PASSED by roll call vote of 5-0.

Council Member Vann MOVED to adjourn executive session at 7:46 p.m., seconded by Council Member Rushing. Motion was PASSED by roll call vote of 5-0

Council Member Rushing MOVED to reconvene the meeting, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 7:47 p.m., seconded by Council Member Litteral. Motion PASSED by majority voice vote.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin
Clerk of Council
Cmin011419

BEAVERCREEK CITY COUNCIL
COUNCIL WORK SESSION, January 28, 2019, 5:00 p.m.

Mayor Stone called the meeting to order followed by roll call.

PRESENT: Council Member Curran, Council Member Rushing, Council Member Upton, Council Member Vann, Vice Mayor Garcia, Mayor Stone

ABSENT: Vice Mayor Garcia

Council Member Vann MOVED to excuse Vice Mayor Garcia, seconded by Council Member Curran. Motion PASSED by majority voice vote.

APPROVAL OF AGENDA

Council Member Litteral MOVED to approve the agenda, seconded by Council Member Curran. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Dennis Evers, Chief of Police; Kim Farrell, Recreation Superintendent; Theresa Hathaway, Fiscal Officer; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Mike Thonnerieux, Public Administrative Services Director; Zack Wike, Assistant Superintendent-Parks

DISCUSSION ITEMS

Street Levy

Mr. Thonnerieux reviewed the success of the street levy over the last four years. He reviewed the grant dollars that were able to be secured because of the levy funding. He explained the continuous would allow the City to apply for future grants and address local projects not eligible for grant funding. He said the renewal would be zero increase and generates \$2.6 million. It was staff's recommendation for the continuous levy. Council discussed the advantages of a continuous levy.

Park Levy

Mr. Thonnerieux reviewed the success of the park levy over the last four years. He reviewed the levy options and explained the current levy represents 55.39% of the overall funding for Parks, Recreation and Culture. It was staff's recommendation for the continuous levy to allow for stabilization of the expenditures incurred for park maintenance, senior center and recreation programs. Council discussed what would be completed in the next five years and the levy options.

COUNCIL COMMITTEE/EVENT UPDATES

Council discussed events they had attended and anything they scheduled in the near future.

BEAVERCREEK CITY COUNCIL

WORK SESSION

January 28, 2019

ADJOURNMENT

Council Member Litteral MOVED to adjourn the meeting at 5:50 p.m., seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin
Clerk of Council
Cmin012819WorkSession

pku

**CITY OF BEAVERCREEK
CITY COUNCIL
AGENDA ITEM REPORT**

Meeting Date: February 11, 2019 Agenda Reference No. VI. A.	Reference Topic: Mall at Fairfield Commons Community Entertainment District (CED) Resolution 19-21
--	---

ACTION REQUESTED		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other

REQUEST BY APPLICANT:

The state of Ohio has adopted a "Community Entertainment District" (CED) designation for "a bounded area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments" in 2005. This designation, among other things, provides up to 15 liquor licenses that stay permanently connected to the district. The CED designation is being requested by the Mall at Fairfield Commons and the application meets all the minimum requirements established by the state. This legislation is not an open container allowance, which is governed under separate provisions in the ORC.

STAFF RECOMMENDATION:

Staff is recommending approval of the Community Entertainment District as proposed in the attached legislation.

RESOLUTION NO. 19-21

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER _____ ON THE 11TH DAY OF FEBRUARY, 2019.

A RESOLUTION APPROVING THE APPLICATION TO CREATE A COMMUNITY ENTERTAINMENT DISTRICT FOR THE MALL AT FAIRFIELD COMMONS.

WHEREAS, Ohio Revised Code §4301.80 allows the City of Beavercreek to create a Community Entertainment District on application from a property owner; and

WHEREAS, MFC Beavercreek, LLC has applied for the creation of such district on lands encompassing The Mall at Fairfield Commons; and

WHEREAS, the application is complete and meets the requirements of Revised Code §4301.80; and

WHEREAS, Mayor Bob Stone has reviewed the application and has recommended approval of the application.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERCREEK, STATE OF OHIO, THAT:

SECTION I. City Council hereby accepts the recommendation of the Mayor as required by Ohio Revised Code §4301.80 and further finds that the application of MFC Beavercreek, LLC, requesting the creation of a Community Entertainment District does in fact contain those requirements as provided in the referenced statute.

SECTION II. City Council specifically finds as follows:

- A. That Exhibit "A" being a map drawing attached hereto and incorporated by reference is in sufficient detail to identify the boundaries of the district and the property owned by the applicant. That Exhibit "B" is a summary of the acreage in the proposed Community Entertainment District, which is comprised of 90.50+ acres.
- B. The application contains a general statement of the nature and types of establishments to be located within the proposed Community Entertainment District.
- C. That the proposed Community Entertainment District will substantially contribute to entertainment, retail, and social opportunities for the community.

- D. The proposed time frame for development of the establishments for the proposed Community Entertainment District is in accordance with the City of Beavercreek zoning code.
- E. The proposed Community Entertainment District is in excess of twenty contiguous acres. MFC Beavercreek, LLC has already invested Fifty Million Dollars (\$50,000,000.00) in the Community Entertainment District and plans to invest an additional Fifty Million Dollars (\$50,000,000.00).

SECTION III: Council hereby finds, based on a review of the application, that the application meets the requirements of the Ohio Revised Code §4301.80 and that the same be approved as applied for by the applicant, MFC Beavercreek LLC.

SECTION IV: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED this 11th day of February 2019.

Bob Stone, Mayor

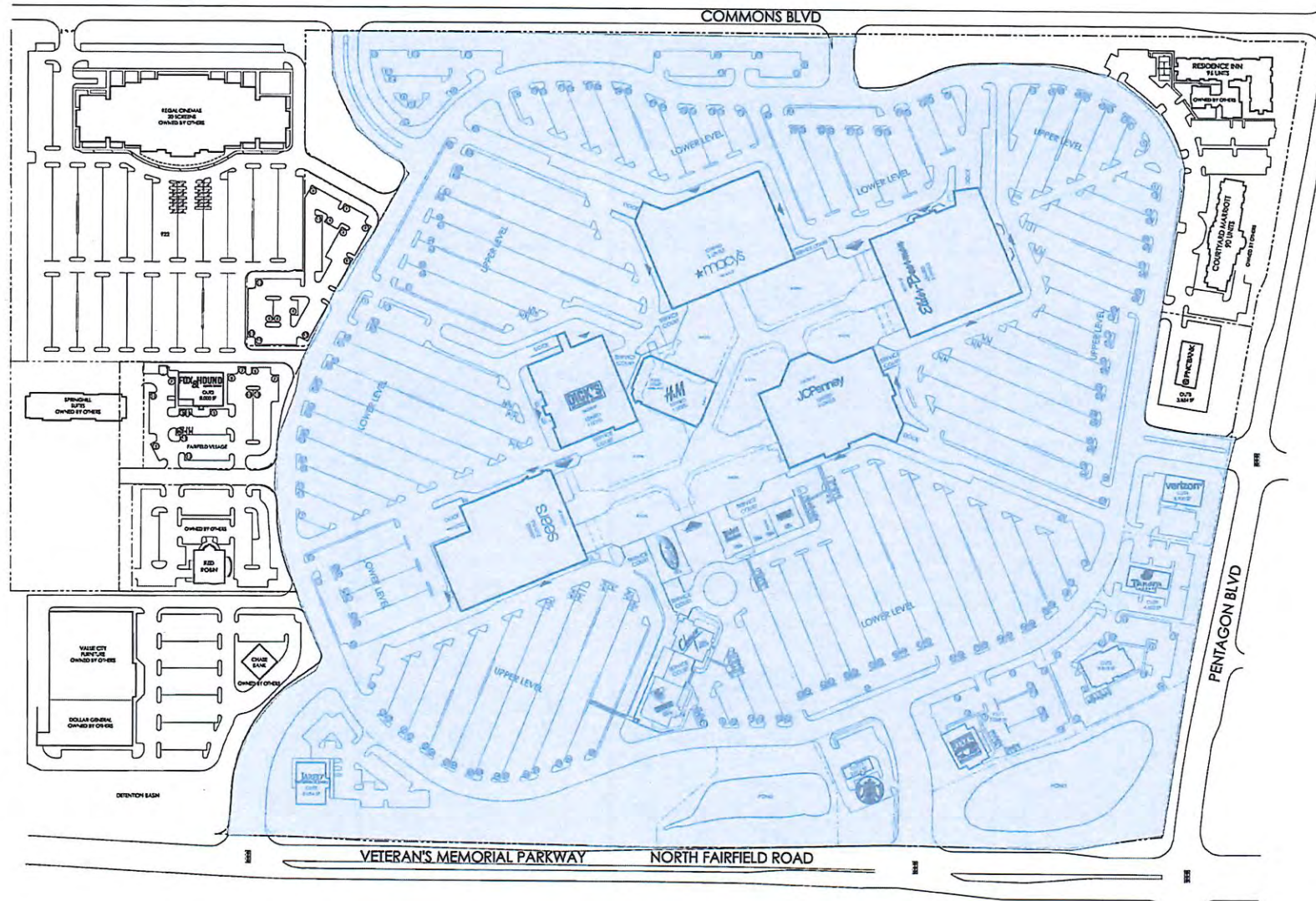
ATTEST:

Dianne Miscisin, Clerk of Council

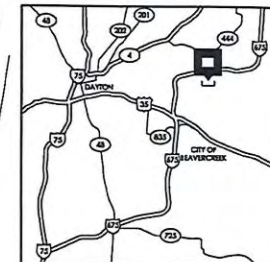
PREPARED BY: CITY ATTORNEY

SUMMARY

**A RESOLUTION APPROVING THE APPLICATION TO CREATE A
COMMUNITY ENTERTAINMENT DISTRICT FOR THE MALL AT
FAIRFIELD COMMONS.**



THE MALL AT
FAIRFIELD COMMONS

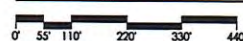


VICINITY MAP

PROJECT DATA	
DICK'S SPORTING GOODS	84,000
ELDER-BEERMAN	150,000
H & M	21,680
JCPENNEY	126,751
MACYS	149,412
SEARS	127,922
TOTAL DEPARTMENT STORE GLA	695,765
TOTAL OUTPARCEL GLA	40,655
TOTAL GLA	1,020,795

This drawing may have been prepared from architectural and engineering plans and may not have been field verified. This exhibit is provided for illustrative and informational purposes only and may not be relied upon by you, your affiliates, representatives, agents, successors and/or assigns. Furthermore, Landlord is not making an express or implied warranty, representation or agreement that the actual property, common areas and/or improvements will be as shown on this drawing, or that any tenants that may be referenced on this drawing will at any time occupy the property. Landlord reserves all rights to modify, among other things, the size, configuration and occupants of the property at any time in its sole and absolute discretion.

SITE PLAN



THE MALL AT FAIRFIELD COMMONS
2727 FAIRFIELD COMMONS
BEAVERCREEK, OH 45431
CORP# 100007

**WASHINGTON
PRIME GROUP**

MODIFIED: April 20, 2018

LOT 6A

Parking Overflow Parcel
PPN B42000400030000900
3.2930 Acres

COMMONS BLVD

LOT 8

Entrance Parcel
PPN B42000400030002000
10.6110 Acres

LOT 7

Macys Parcel
PPN B42000400030001700
11.1490 Acres

LOT 1A

Main Mall Parcel
PPN B42000400030004000
60.4420 Acres

LOT 3B

FCPT Holdings LLC
Panera Bread Parcel
PPN B42000400030006500
0.9939 Acres

LOT 4B

Pond Parcel
PPN B42000400030001200
1.9510 Acres

LOT 4A

Jared Parcel
PPN B42000400030001100
4.4240 Acres

LOT 3C

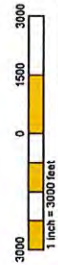
Restaurant/Pond Parcel
PPN B42000400030000600
6.7099 Acres

LOT 4C

FCPT Holdings LLC
Starbucks Parcel
PPN B42000400030001300
1.0330 Acres

VETERAN'S MEMORIAL PARKWAY

NORTH FAIRFIELD ROAD



T. Schwoeppel

Lots 1A, 6A, 7 and 8 as shown on and delineated upon the plat 'Replat of Lots 1, 2, 5A, 5B and 6, The Mall at Fairfield Commons' as recorded in Plat Cabinet 30, Pages 564A, 564B and 565A of the Greene County Recorder's Office.

Lots 3B and 3C as shown on and delineated upon the plat 'Replat of Lot 3, The Mall at Fairfield Commons' as recorded in Plat Book 38, Pages 301B and 302B of the Greene County Recorder's Office.

Lots 4A, 4B and 4C as shown on and delineated upon the plat 'Replat of Lots 47 and 5, The Mall at Fairfield Commons as recorded in Plat Book 30, Pages 102B and 103A of the Greene County Recorder's Office.

Community Entertainment
District Exhibit

Job Name
Section 35, Town 3, Range 7
City of Beavercreek
Greene County, Ohio

Date
TMS | GJB | 1" = 3000'
Drawing Scale
12/03/2018 | 18152
Issue Date

Project Number




Birding Surveying

GPS Surveying • 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.birdingsurveying.com
513.831.6761 fax | 513.831.5505 tel
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Inter-Office Memorandum

January 31, 2019

To: Pete Landrum, City Manager
Mayor Stone, Vice Mayor Garcia and City Council Members

From: Bill Kucera, Financial Administrative Services Director 

Subject: Financial Analysis – Unaudited Fiscal Year 2018

Attached you will find a “Summary of Revenue and Expenditures” report that the Finance Department generates quarterly to monitor the budget. This report (Exhibit 1) illustrates the revenue and the expenditures received or incurred in fiscal year 2018.

This high level review is designed to provide you a quick glance of the City’s revenues and expenditures to assist in monitoring the financial condition of the City. Included with this report is the 2018 amended budget (amended means it includes additional appropriations and certified revenue approved by Council after the initial appropriation ordinance was passed in December 2017), along with unaudited 2018 revenues and expenditures. I think it is important to not only compare the 2018 totals to the total budget, but to compare 2018 with the 2017 year to date numbers.

Below I have highlighted some areas that have significant variances between either what was budgeted compared to actual or in comparison to last year’s revenues and expenditures (See Exhibit 1). You will note that only the major funds are depicted in this review.

General Fund:

Revenues:

Property Tax Revenue: The City received \$1.44m or \$62k more than last year representing a 4.5% increase.

Intergovernmental Revenues: This category saw a \$122.8k increase over last year. This year hotel/motel tax collections were \$510k, a \$27k or 5.5% increase compared to last year. This was the result of the new hotel, Springhill Suites that opened in 2017. The revenue budget for this line item was increased by \$60k in anticipation of the new hotel opening and slightly higher occupancy rates in the other hotels throughout the City. Local government fund revenue was \$417k representing \$11.1k or 2.7% over last year collections, which was anticipated based on the State’s projections. Also, the City received a Greene County Commissioner grant of \$71,401 that was received in December that was recorded in this category.

Interest Revenue: Interest revenue was \$276.2k, which is \$131.2k or 90.5% more than last year and 307% of the \$90k budgeted. This was anticipated with interest rates increasing as the budget in 2018 was increased \$35k over the 2017 budget. Continued step increases in the Federal Reserve Rate has increased the yield in short term investments, most notably in Star Ohio, where the interest rate has increased to 2.5% at the end of the year. In addition, the City reduced the collateral rate on bank balances per the newly revised ORC. Also, the City negotiated a higher rate of return on deposits with our bank all leading to this significant increase in this year’s interest revenue. Attached is (Exhibit 4), which is the recap of all investments at year end for your review.

Expenditures:

As noted in the year to date column of Exhibit 1, total expenditures for the General Fund were at 94%. Other than the Planning and Zoning Board division all other divisions were at or below their respective

budgets. The P&Z Board exceeded the budget related to the increased activity, which increased advertising costs.

In July 2018, the City transferred \$964,386 from the General Fund to the Golf Course Fund to offset the Due to Due from liability. The Due to Due From liability has been increasing each year based on golf course operating losses and budgeted capital equipment and capital improvements. This transfer dramatically reduced the General Fund balance and was recorded as a "Transfer Out" in the General fund and revenue into the golf fund. This was an audit requirement to offset the internal receivable and liability in the financial statements. This lowered the fund balance in the General Fund to the city fund balance policy of 20% of expenditures. Annually, the City will be appropriating a transfer to offset any actual shortage generated by the golf course during the close of the fiscal year in the first quarter of the subsequent year.

Based on the results of the year, unaudited revenues in the General Fund exceeded the budgeted amount by \$384.3k or 9%. Expenditures were \$333.8k or 6% less than budgeted. The net effect will increase the fund balance by the amounts reflected above.

Police Fund:

Revenues:

The City received \$8.4m in property taxes, which was \$42.8k or .5% more than last year.

Charges for Services: This category is \$105k lower than last year as a result of invoices containing errors sent to the Beavercreek School System for the School Resource Officer per our agreement. When calculating the 2018 first half invoice it was determined that the formula previously used to invoice the school was incorrect, which resulted in the City overcharging the school for the past several years. To correct these errors, the City allocated a credit on the two 2018 invoices. This resulted in a one-time \$83k reduction in revenue for this category. Also, the Beavercreek Township Dispatch revenue was \$13.3k higher as a result of the increased billing for training, overtime and equipment upgrades that are billed directly to the Township as part of the agreement.

Other Revenue: The City received the state's reimbursement of \$18.4k for officer training conducted in 2017. This was approximately \$8k more than the City received in 2017. If you recall this new reimbursement program was implemented and funded by the state using an allocation of the Local Government Funds. This allocation is taken before the funds are distributed to the county and ultimately to the local entities. Therefore, funding for the state mandated training is offset by a reduction in the LGF distribution to the City. In addition, reimbursement from the state is capped at \$20 per hour, which does not cover the hourly cost of the officers and the required coverage overtime training mandates. Recently the state indicated they will not be funding this program for the next fiscal year. Also, the BWC rebates and discounts for various programs (Drug Free workplace, transitional work, payment discounts) are all applied based on actual wages paid. Therefore, the Police Department receives the majority of the allocation of the rebate programs that is recorded as revenue in this category.

Expenditures:

Police Department expenditures were 92% of the 2018 budget, which still represents a planned increase of \$246k over the 2017 actuals. The majority of this increase was the result of adding one additional officer and an additional communication operator in this year's budget. The increase in the communications operator was the result of the state legislation requiring two communication operators to be on duty at all times. This increase in personnel cost will also be reimbursed by the Township for their portion of the dispatch cost per our existing contract. It should be noted that the department was reorganized physically in 2017 but was not completed financially until the 2018 budget. The 2017 history has been adjusted to

make the financial information comparable. However, some organization and personnel changes made did affect the overall increases or decrease when comparing 2018 to 2017. All other expenditure were in line with the budget.

Another critical item that we continue to monitor is overtime and compensatory time (See Overtime and Comp Time Analysis, Exhibit 3). Police overtime increased \$13k (or 4.5%) compared to last year's total but still well below the annual budget at 89.1%. Also, overtime increased significantly in the fourth quarter due to the overtime related to Raising Cain's where the City provided reimbursable overtime for their grand opening totaling over \$33k. In addition, year to date compensatory (comp) time hours accrued was identical as last year. Therefore, overtime and comp time are well within the annual budget and the City only experienced a 126 hour comp time balance increase at year end.

In conclusion, unaudited revenues in the Police Fund were approximately right on the amended budget. Expenditures were \$896.4k or 8.4% less than budgeted. Over \$168k of this reduction was from professional services where the City had anticipated utilizing more of the budget for legal fees related to the civil case against the City. The net effect will increase the fund balance by the amounts reflected above.

Street Levy Fund:

Revenues:

The City has received \$5.49m in property taxes, which was \$24.3k or .4% more than collected in 2017. The City received notice of disbursement to contractors for several grant eligible capital projects. These are recorded in our system as pass through grants, which totaled \$1.8m and related mostly to the Dayton Xenia widening project.

Expenditures:

The operating expenditures were 84% of the 2018 budget, a \$123k or 2.6% increase from last year. A large decrease of \$267k was noted in the Street Maintenance division, which was the result of the delay in our two new dump trucks not being delivered in 2018. The encumbrance for these two trucks have been carried over to 2019. One division showing a substantial increase was the Snow and Ice Control division. The actual cost was \$113k more than last year as a result of the increased number of snow and ice events that occurred in the 2018 winter season. There were 15 events this past snow season (November through April) compared to 12 events the previous season. This year's snow events resulted in the use of 4,385 tons of salt where last year's events only used 2,781 tons. This represents an increase of 1,604 tons of salt or \$211.9k of salt material usage. The department also used 4,850 of brine solution for pre-treatment, which helped to reduce the salt cost. By applying the brine mixture before the storms, during normal work hours, helps to decrease overtime hours. In addition, the City just recently joined a cooperative bid for salt and received a price of \$88.23 per ton. This is a \$39.91 or 83% increase in the cost per ton, which will have a significant impact on our salt budgets at the end of this year and next. Although there were no significant events in December the City did purchase the first batch of salt for the 2018/2019 snow season in December.

The increased number of events and the timing also resulted in an increased use of overtime in the Snow and Ice Control division, which was \$56.6k or four times more than 2017 (See Exhibit 3). This is further evidenced by the significant increase in comp time totaling 1,191 hours accrued this year compared to 921 last year, which represents a 270 hour or 29.3% increase. Another factor to consider when reviewing comp time is that the new CWA contract, effective January 1st, 2018 capped the total number of comp time hours that could be accrued at 56 hours and all balances were be paid out in December 2018. This new contract provision resulted in a payout of over 700 hours representing approximately \$17k, which was added to the wage and benefit cost in December 2018 and reflected in the final month of the year.

There was \$2.6m budgeted for capital improvements. Of that, only \$306k has been spent so these projects will be carried over to 2019.

Street Maintenance & State Highway Fund:

Revenues:

The Street Maintenance Fund (Fund 204) receives the majority of its funding from gasoline taxes and license fees. In 2018, the city received approximately \$1.89m in these fees, which is the same amount received last year and represents \$47k more than the budget.

The collaborative effort to provide gas and diesel fuel along with a ten cent per gallon administrative charge with the Township is functioning efficiently and has proven to be mutually beneficial for both entities. The City received \$117.8k in fuel reimbursements for 2018. Currently, the Township is paying ten cents per gallon as an administrative charge, which has been reviewed and will be increased to thirteen cents per gallon effective in 2019.

Expenditures:

The City budgets for an average winter event season. The City this year budgeted approximately \$226k for salt product for 2018. The City has spent \$224k or 99% of the total budget. In addition, this same relationship holds true for fuel purchases. The City has spent approximately 97% of the fuel budget, twice the amount from last year, but still within the budget.

The City has budgeted \$2.2m in capital improvements for 2018 and have expended \$1.93m or 88% with the remainder being carried over to 2019.

Street Capital Improvement Fund (260):

The City received \$2.67m in property taxes which represents \$12.1k more than last year. Capital improvements were budgeted at \$4.23m and only \$1.14m has been expended by year end. The remainder will be carried over through 2019.

Recreation Levy Fund (279):

The City received \$1.2m in property taxes, which represents a \$5k or .05% increase over 2017. Charges for services received in 2018 totaled \$351.7k which represents an increase over the 2018 budget by \$36k or 11.4%. This was largely due to increased senior center memberships and recreation activities at Rotary Park. All Park and Senior Center divisions' operational expenditures totaled \$1.975m which was 96.5% of the total budget. Capital improvements were completed at Gerspacher, Rotary and Merrick Park. The final construction payment for Lofino Plaza has also been completed with the remaining part of the renovation, the parking lot, still in process. The City just recently acquired the property and are preparing for demolition in the first quarter of 2019.

Golf Course:

Revenues:

Golf and Pro Shop: The golf course had a slow start but activity has increased with a warmer than expected fall and early winter. Precipitation was at a record level for the year producing 53.5 inches compared to the average of 41 inches per year. As a result, green fee revenue finished at \$425.4k, which is a 26.4k or 5.8% less than last year and approximately \$50k less than the 2018 budget. The number of rounds of golf in 2018 totaled 22,301 versus 22,867 last year. This represents a decrease of 566 or 2.5% rounds. Season pass fees increased to \$41.9k exceeding the 2018 budget by \$1.9k and representing over an \$18k increase over last year.

Merchandise and special order sales were \$118.1k, which is a decrease of approximately \$10k or 7.8% from last year. The majority of this decrease is related to general merchandise sales, which were actually down \$7.8k and special orders (with higher mark-up) revenue were also down \$2.2k. This corresponds to a decrease in cost of goods sold by \$12.9k as the pro shop shifts from standard golf items to more special orders to reduce the inventory of general merchandise items in the pro shop.

Range revenue increased to \$41.4k representing an increase of \$3.8k or 10% revenue over last year. Due to player's time, and family commitments, patrons are hitting more at the range versus playing rounds of golf. The addition of the automated ball dispenser with credit card payment options has added convenience and longer driving range operating days and hours, which contributed to the increased usage.

With an exceptional December, Food and Beverage (F&B) rebounded and revenues finished at \$478.4k compared to \$446.8k last year, a difference of \$31.6k, representing a 7.1% increase. Brunch revenue was \$20.7k approximately the same revenue generated last year. This year three brunches were cancelled due to extremely low reservations. The course did book three additional weddings this year as a result of staff attending bridal shows in the first quarter of the year. The facility had 14 weddings this year and have booked 15 for 2019 even before attending the bridal shows in January and February. The golf course restructured their menus and pricing to make the events more profitable, while maintaining quality and providing an excellent setting for current and future events.

With the continued decrease in rounds mainly attributable to the weather, the overall operating loss is \$522k, which is approximately \$139k or 36.4% more than last year.

Expenditures:

Operating expenditures were \$1.82m, which was \$140.1k or 8.3% more than last year despite the reduction in the number of rounds of golf. Operating costs were 103% of the total budget. On the golf operations side, two new programs were added to have junior member rates for the months of June through September and adding unlimited golf carts as an option for current season pass members. New golf carts were delivered in April. In addition, six new utility carts and a beverage cart, were leased to provide better service to the patrons and reduce repairs and maintenance on the fleet. The initial lease term of the carts was reduced to four years from five years to correspond with the useful life of the carts. This added another \$17k annually to the lease payment starting in 2018.

With a 7% increase in revenue in the F&B division, it was noted that operational cost exceeded the revenue. Last year, the course was operating without several key positions. Due to the reorganization and being fully staffed, it was anticipated that advance booking of wedding and special events would increase along with an increase in grill sales with establishment of the new grill menu. As a result, F&B operational expenditures were at \$623.4k or \$116.6k or 23% more than last year, and 116% of the budget. All operational categories increased based on the above events in particular, wages, food items and linens/laundry. To offset these increased cost in 2018, the division has decided to downsize the grill menu, scale back on the "Party on the Patio" events and reduced brunches to reflect the lower demand for off month activities. Brunches will only be conducted on the most popular dates; Easter, Mother, Father and Grandparents Days and Christmas. The golf course has made some additional reductions in 2019 to further control variable expenses.

This year, the golf course continued with their maintenance equipment capital program and have purchased a rough and fairway mower replacing 16 year old equipment. Fertilizer, the major expenditure, accounts for 16% of the maintenance department budget and experienced a \$3k increase over last year as a result of increased production cost from the manufacturers that was passed on to the purchasers. This trend will

continue as the division has projected a similar increase in 2019. The upgrades to the Club House were postponed and will be completed in 2019. All other operating expenditures are in line.

Overtime & Comp Time: We continue to monitor overtime and compensatory time accrued. Although in some cases this is not controllable (snow events, employee injuries, city sponsored events) other times, overtime can be somewhat maintained through proper planning. The attached Overtime and Comp Time Analysis (Exhibit 3) shows that overtime citywide was \$470k or approximately \$78k or 20% more than last year. The majority of the overtime was in Streets due to the increased snow events in 2018 when compared to 2017. It should be noted, that despite this season being more of an average winter as far as the number of events, the Street Levy fund has only spent 71% of the overtime budget evidencing the City is still running within the budget. Comp time accrued in 2018 was 4.1k hours, a 14.2% increase over last year. Comp time accruals and usage has decreased the estimated future liability to \$123.6k, which is a direct result of the new CWA provision that pays out all comp time at the end of the year rather than letting it carry over as was done in the past.

Investments: (Exhibit 4)

As you can tell by the "Month End Investment Balances" report, there are significant fluctuations in the amount of funds available for investments. The Finance Department immediately transfers property tax funds to the Star Ohio fund to increase short term interest. The returns with Star Ohio are currently 2.49% compared to .90% for our Public Funds account (City bank account). In addition, in the first quarter of 2019 the City has negotiated the new rate on the Public Funds account to 1.25% tied to the Federal Reserve rate, which will continue to increase the City's return on operating funds. To provide a further breakdown of the investment strategy, a "Portfolio" report was generated to summarize the different facets of the investment portfolio. Overall, the City's return on investments is 1.94%, which is below the 12 month treasuries benchmark at the year end. The market moves the 12 month rate faster than the City's long term investment portfolio during a rising short term interest rate market.

Summary: In summary, all major City funds operated within the 2018 budget unless noted above. After reading this recap, should you have any questions, please feel free to call me.

Enc: Summary of Revenue and Expenditures 4th Quarter 2018 (Exhibit 1)
Property/Personal Property Tax & Local Government Fund Analysis (Exhibit 2)
Overtime/Comp Time Analysis – 4th Quarter FY 2018 Compared to 2017 (Exhibit 3)
Investment Summary – 4th Quarter FY 2018 (Exhibit 4)

City of Beavercreek
Summary of Revenue and Expenditures
For Month Ending December 31, 2018 - (Unaudited)

Exhibit 1

GENERAL FUND (101)					
REVENUE	AMENDED 2018 BUDGET*	4TH QUARTER 2018 YTD ACTUAL	4TH QUARTER 2017 YTD ACTUAL	2018-2017 COMPARISON	% FY 2018 REV/EXP
PROPERTY TAXES	\$ 1,437,388	\$ 1,437,323	\$ 1,374,929	\$ 62,395	100%
FEES, LICENSE & PERMITS	\$ 720,000	\$ 701,874	\$ 666,836	\$ 35,038	97%
INTERGOVERNMENTAL REVENUES	\$ 1,060,511	\$ 1,239,872	\$ 1,117,041	\$ 122,831	117%
SPECIAL ASSESSMENTS	\$ 145,000	\$ 131,790	\$ 142,362	\$ (10,572)	91%
CHARGES FOR SERVICES	\$ 94,050	\$ 124,883	\$ 124,783	\$ 100	133%
INTEREST	\$ 90,000	\$ 276,225	\$ 145,000	\$ 131,225	307%
OTHER REVENUES/TRANSFERS	\$ 714,917	\$ 734,165	\$ 737,950	\$ (3,785)	103%
TOTAL REVENUE	\$ 4,261,866	\$ 4,646,132	\$ 4,308,901	\$ 337,231	109%
% Increase/(Decrease) over 2017				7.8%	
EXPENDITURES					
COUNCIL	\$ 139,995	\$ 111,407	\$ 120,543	\$ (9,137)	80%
CLERK	\$ 92,237	\$ 90,750	\$ 86,948	\$ 3,802	98%
CITY MANGER	\$ 280,723	\$ 269,976	\$ 284,620	\$ (14,645)	96%
HR/RISK MGMT	\$ 97,267	\$ 96,839	\$ 93,550	\$ 3,289	100%
FINANCE	\$ 427,511	\$ 425,815	\$ 414,511	\$ 11,303	100%
INFORMATION TECHNOLOGY	\$ 163,184	\$ 149,968	\$ 144,668	\$ 5,299	92%
CONTRACTUAL SERVICES	\$ 403,068	\$ 336,048	\$ 321,929	\$ 14,119	83%
BLDG FACILITIES MAINTENANCE	\$ 155,167	\$ 124,200	\$ 122,212	\$ 1,987	80%
CEMETERY MAINTENANCE	\$ 205,165	\$ 194,536	\$ 157,578	\$ 36,958	95%
PLANNING & DEVELOPMENT	\$ 724,578	\$ 607,983	\$ 596,879	\$ 11,104	84%
PLANNING & ZONING BOARDS	\$ 6,540	\$ 7,225	\$ 5,650	\$ 1,574	110%
DISTRICT LIGHTING	\$ 99,000	\$ 81,552	\$ 86,261	\$ (4,708)	82%
CAPITAL IMPROVEMENTS	\$ 8,752	\$ 2,262	\$ 15,048	\$ (12,786)	26%
TRANSFERS OUT	\$ 2,729,237	\$ 2,729,237	\$ 1,659,373	\$ 1,069,864	100%
TOTAL EXPENDITURES	\$ 5,532,424	\$ 5,227,796	\$ 4,109,772	\$ 1,118,024	94%
% Increase/(Decrease) over 2017				27.2%	

City of Beavercreek
Summary of Revenue and Expenditures
For Month Ending December 31, 2018 - (Unaudited)

Exhibit 1

POLICE DEPARTMENT (202)					
REVENUE	AMENDED 2018 BUDGET*	4TH QUARTER 2018 YTD ACTUAL	4TH QUARTER 2017 YTD ACTUAL	2018-2017 COMPARISON	% FY 2018 REV/EXP
TAXES	\$ 8,330,613	\$ 8,365,345	\$ 8,322,234	\$ 43,110	100%
FEES, LICENSES, & PERMITS	\$ 69,100	\$ 83,600	\$ 64,704	\$ 18,897	121%
INTERGOVERNMENTAL REVENUES	\$ 1,238,823	\$ 1,224,724	\$ 1,232,480	\$ (7,756)	99%
CHARGES FOR SERVICES	\$ 200,693	\$ 89,362	\$ 194,889	\$ (105,527)	45%
OTHER REVENUE	\$ 61,600	\$ 140,675	\$ 110,725	\$ 29,950	228%
TOTAL REVENUE	\$ 9,900,829	\$ 9,903,706	\$ 9,925,032	\$ (21,327)	100%
% Increase/(Decrease) over 2017				(0.2%)	
EXPENDITURES					
BLDG FACILITIES MAINT	\$ 148,391	\$ 101,728	\$ 113,648	\$ (11,920)	69%
POLICE ADMIN	\$ 231,982	\$ 230,990	\$ 224,257	\$ 6,734	100%
SUPPORT SERVICES	\$ 1,663,068	\$ 1,624,531	\$ 1,499,113	\$ 125,418	98%
EMERGENCY DISPATCH -911 Funds	\$ 60,800	\$ 51,848	\$ 41,714	\$ 10,134	85%
CORRECTIONS	\$ 252,478	\$ 222,367	\$ 199,812	\$ 22,555	88%
ALLOCABLE SUPPORT	\$ 1,722,442	\$ 1,297,329	\$ 1,376,914	\$ (79,584)	75%
SPECIAL SERVICES	\$ 1,263,113	\$ 1,214,527	\$ 1,068,506	\$ 146,021	96%
POLICE OPERATIONS	\$ 5,277,491	\$ 5,005,276	\$ 5,008,153	\$ (2,876)	95%
OFF DUTY TRUST ACCOUNT	\$ 81,682	\$ 59,243	\$ 28,772	\$ 30,471	73%
COPP PROGRAM	\$ 3,300	\$ 440	\$ 1,451	\$ (1,011)	13%
TOTAL EXPENDITURES	\$ 10,704,747	\$ 9,808,280	\$ 9,562,338	\$ 245,942	92%
% Increase/(Decrease) over 2017				2.6%	

City of Beavercreek
Summary of Revenue and Expenditures
For Month Ending December 31, 2018 - (Unaudited)

Exhibit 1

STREET LEVY (203)					
REVENUE	AMENDED 2018 BUDGET*	4TH QUARTER 2018 YTD ACTUAL	4TH QUARTER 2017 YTD ACTUAL	2018-2017 COMPARISON	% FY 2018 REV/EXP
TAXES	\$ 5,489,084	\$ 5,489,125	\$ 5,464,852	\$ 24,273	100%
FEES, LICENSE & PERMITS	\$ 18,750	\$ 24,273	\$ 23,918	\$ 354	129%
INTERGOVERNMENTAL REVENUES	\$ 2,324,756	\$ 2,395,299	\$ 1,750,920	\$ 644,379	103%
OTHER REVENUES	\$ 43,360	\$ 106,746	\$ 100,325	\$ 6,421	246%
TOTAL REVENUE	\$ 7,875,950	\$ 8,015,442	\$ 7,340,015	\$ 675,427	102%
% Increase/(Decrease) over 2017				9.2%	
EXPENDITURES					
ENGINEERING	\$ 177,517	\$ 178,277	\$ 159,354	\$ 18,923	100%
BLDG FACILITIES MAINT	\$ 482,590	\$ 316,379	\$ 213,715	\$ 102,665	66%
STREET INSPECTION	\$ 510,192	\$ 501,256	\$ 481,587	\$ 19,669	98%
ADMINISTRATION	\$ 668,461	\$ 669,341	\$ 540,534	\$ 128,807	100%
STREET MAINTENANCE	\$ 1,609,923	\$ 1,305,736	\$ 1,572,758	\$ (267,021)	81%
SNOW & ICE CONTROL	\$ 307,098	\$ 217,188	\$ 104,232	\$ 112,956	71%
WEED & GRASS CONTROL	\$ 438,956	\$ 403,353	\$ 301,148	\$ 102,205	92%
VEHICLE & EQUIP MAINT.	\$ 292,029	\$ 229,399	\$ 238,633	\$ (9,234)	79%
TRAFFIC SAFETY	\$ 785,442	\$ 679,683	\$ 811,706	\$ (132,023)	87%
STORM WATER MAINT.	\$ 497,943	\$ 331,237	\$ 284,798	\$ 46,439	67%
Total Operating Expenditures	\$ 5,770,150	\$ 4,831,851	\$ 4,708,465	\$ 123,386	84%
% Increase/(Decrease) over 2017				2.6%	
CURRENT YEAR CAPITAL	\$ 5,662,729	\$ 2,844,185	\$ 1,396,529	\$ 1,447,656	50%
TOTAL EXPENDITURES	\$ 11,432,879	\$ 7,676,036	\$ 6,104,994	\$ 1,571,042	67%
% Increase/(Decrease) over 2017				25.7%	

City of Beavercreek
Summary of Revenue and Expenditures
For Month Ending December 31, 2018 - (Unaudited)

Exhibit 1

STREET MAINTENANCE FUND (204)					
REVENUE	AMENDED 2018 BUDGET*	4TH QUARTER 2018 YTD ACTUAL	4TH QUARTER 2017 YTD ACTUAL	2018-2017 COMPARISON	% FY 2018 REV/EXP
COUNTY VEHICLE PERMISSIVE TAX	\$ 240,000	\$ 140,701	\$ 302,315	\$ (161,614)	59%
GASOLINE/LICENSE TAXES	\$ 2,961,739	\$ 3,005,511	\$ 2,687,062	\$ 318,450	101%
TOWNSHIP FUEL	\$ 83,200	\$ 117,806	\$ 79,399	\$ 38,407	142%
INTEREST	\$ 2,000	\$ 6,313	\$ 5,494	\$ 819	316%
OTHER REVENUES	\$ 3,000	\$ 26,648	\$ 163,879	\$ (137,231)	888%
TOTAL REVENUE	\$ 3,289,939	\$ 3,296,979	\$ 3,238,149	\$ 58,830	100%
% Increase/(Decrease) over 2017				1.8%	
EXPENDITURES					
STREET MAINTENANCE	\$ 243,612	\$ 244,350	\$ 256,316	\$ (11,965)	100%
ANNUAL PAVING	\$ 1,042,901	\$ 972,314	\$ 1,002,691	\$ (30,377)	93%
SNOW & ICE CONTROL	\$ 372,310	\$ 341,286	\$ 174,552	\$ 166,734	92%
CAPITAL IMPROVEMENTS	\$ 2,441,749	\$ 2,155,605	\$ 1,640,220	\$ 515,384	88%
TOTAL EXPENDITURES	\$ 4,100,573	\$ 3,713,555	\$ 3,073,779	\$ 639,776	91%
% Increase/(Decrease) over 2017				20.8%	
STREET CAPITAL FUND (260)					
REVENUE	AMENDED 2018 BUDGET*	4TH QUARTER 2018 YTD ACTUAL	4TH QUARTER 2017 YTD ACTUAL	2018-2017 COMPARISON	% FY 2018 REV/EXP
PROPERTY TAX	\$ 2,536,390	\$ 2,666,416	\$ 2,654,292	\$ 12,125	105%
INTERGOVERNMENTAL - GRANTS	\$ 1,811,252	\$ 433,020	\$ 978,082	\$ (545,062)	24%
TOTAL REVENUE	\$ 4,347,642	\$ 3,099,437	\$ 3,632,374	\$ (532,937)	71%
% Increase/(Decrease) over 2017				(14.7%)	
EXPENDITURES					
ANNUAL PAVING	\$ 1,314,325	\$ 1,130,234	\$ 1,263,622	\$ (133,388)	86%
CAPITAL IMPROVEMENTS	\$ 5,007,059	\$ 1,435,565	\$ 1,823,927	\$ (388,362)	29%
TOTAL EXPENDITURES	\$ 6,321,383	\$ 2,565,799	\$ 3,087,549	\$ (521,750)	41%
% Increase/(Decrease) over 2017				(16.9%)	
STREET CAPITAL IMPROVEMENT FUND (408)					
REVENUE	AMENDED 2018 BUDGET*	4TH QUARTER 2018 YTD ACTUAL	4TH QUARTER 2017 YTD ACTUAL	2018-2017 COMPARISON	% FY 2018 REV/EXP
COUNTY AND MUNICIPAL LICENSE TAX	\$ 346,000	\$ 368,936	\$ 360,161	\$ 8,775	107%
TOTAL REVENUE	\$ 346,000	\$ 368,936	\$ 576,359	\$ (207,424)	107%
% Increase/(Decrease) over 2017				(36.0%)	
EXPENDITURES					
AUDITORS FEE	\$ 23,540	\$ 2,540	\$ 2,540	\$ -	11%
CAPITAL OUTLAY	\$ 507,831	\$ 445,163	\$ 568,185	\$ (123,023)	88%
TRANSFERS OUT	\$ 31,818	\$ 31,818	\$ 29,825	\$ 1,993	100%
TOTAL EXPENDITURES	\$ 563,189	\$ 479,521	\$ 600,550	\$ (121,030)	85%

City of Beavercreek
Summary of Revenue and Expenditures
For Month Ending December 31, 2018 - (Unaudited)

Exhibit 1

RECREATION LEVY FUND (279)					
REVENUE	AMENDED 2018 BUDGET*	4TH QUARTER 2018 YTD ACTUAL	4TH QUARTER 2017 YTD ACTUAL	2018-2017 COMPARISON	% FY 2018 REV/EXP
PROPERTY TAX	\$ 1,199,939	\$ 1,199,888	\$ 1,194,429	\$ 5,459	100%
INTERGOVERNMENTAL - GRANTS	\$ 243,349	\$ 254,511	\$ 230,867	\$ 23,644	105%
CHARGES FOR SERVICES	\$ 438,464	\$ 532,002	\$ 372,102	\$ 159,901	121%
DONATIONS & OTHER REVENUE	\$ 33,300	\$ 53,500	\$ 56,605	\$ (3,104)	161%
TRANSFERS IN FROM GF	\$ 240,000	\$ 240,000	\$ 240,000	\$ -	100%
TOTAL REVENUE	\$ 2,155,052	\$ 2,279,901	\$ 2,094,002	\$ 185,900	106%
% Increase/(Decrease) over 2017				8.9%	
EXPENDITURES					
PARKS MAINTENANCE	\$ 1,024,232	\$ 1,026,034	\$ 898,251	\$ 127,783	100%
ROTARY PARK	\$ 326,591	\$ 323,219	\$ 305,502	\$ 17,717	99%
RECREATIONAL PROGRAMS	\$ 175,240	\$ 146,367	\$ 127,959	\$ 18,408	84%
SENIOR LEVY SERVICES	\$ 521,848	\$ 479,943	\$ 407,636	\$ 72,307	92%
CAPITAL	\$ 631,390	\$ 466,382	\$ 1,738,133	\$ (1,271,751)	74%
TRANSFER OUT	\$ 127,150	\$ 127,150	\$ 23,283	\$ 103,867	100%
TOTAL EXPENDITURES	\$ 2,806,451	\$ 2,569,095	\$ 3,500,764	\$ (931,669)	92%
% Increase/(Decrease) over 2017				(26.6%)	
GOLF COURSE FUND (572)					
REVENUE	AMENDED 2018 BUDGET*	4TH QUARTER 2018 YTD ACTUAL	4TH QUARTER 2017 YTD ACTUAL	2018-2017 COMPARISON	% FY 2018 REV/EXP
GOLF & PRO SHOP	\$ 885,600	\$ 819,550	\$ 850,408	\$ (30,858)	93%
FOOD & BEVERAGE REVENUE	\$ 563,000	\$ 478,360	\$ 446,796	\$ 31,564	85%
Total Operating Revenue	\$ 1,448,600	\$ 1,297,910	\$ 1,297,205	\$ 705	90%
% Increase/(Decrease) over 2017				0.1%	
MISC. REVENUE	\$ 126,450	\$ 128,115	\$ 17,092	\$ 111,023	101%
REFUNDS & REIMBURSEMENT	\$ 1,000	\$ 13,910	\$ 13,901	\$ 9	1391%
TRANSFERS IN FROM GF & MISC.	\$ 2,440,414	\$ 2,440,414	\$ 1,372,951	\$ 1,067,463	100%
TOTAL REVENUE	\$ 4,016,464	\$ 3,880,349	\$ 2,701,149	\$ 1,179,200	97%
% Increase/(Decrease) over 2017				43.7%	
EXPENDITURES					
OPERATIONS	\$ 710,305	\$ 693,651	\$ 668,745	\$ 24,906	98%
FOOD & BEVERAGE	\$ 538,070	\$ 623,993	\$ 507,364	\$ 116,629	116%
MAINTENANCE	\$ 526,274	\$ 502,804	\$ 504,211	\$ (1,407)	96%
Total Operating Expenditures	\$ 1,774,649	\$ 1,820,448	\$ 1,680,320	\$ 140,127	103%
% Increase/(Decrease) over 2017				8.3%	
CAPITAL EXPENDITURE	\$ 237,898	\$ 176,165	\$ 158,601	\$ 17,563	74%
BOND AND INTEREST PAYMENT	\$ 920,732	\$ 920,731	\$ 916,579	\$ 4,152	100%
TOTAL EXPENDITURES	\$ 2,933,279	\$ 2,917,343	\$ 2,755,501	\$ 161,843	99%
% Increase/(Decrease) over 2017				5.9%	
NET OPERATING GAIN (LOSS)	\$ (326,049)	\$ (522,538)	\$ (383,116)	\$ (139,422)	160%

*Includes carry over encumbrances from 2017

**CITY OF BEAVERCREEK
PROPERTY TAX AND LOCAL GOVERNMENT FUND ANALYSIS**

FUND & REVENUE TYPE	2018 AMENDED BUDGET	2018 4th QUARTER YTD ACTUAL	DIFFERENCE ACT/BUDGET	% REC'D	2017 AMENDED BUDGET	2017 4th QUARTER YTD ACTUAL	% REC'D	2018 TO 2017 INC/(DECR)	% Rev Inc./(Dec) 18 to 17
Property Taxes									
101-410300 <u>General Fund</u>	\$ 1,437,281	\$ 1,437,281	\$ 0	100.0%	\$ 1,290,500	\$ 1,374,822	106.5%	\$ 62,459	4.5%
<u>Police Fund</u>									
202-410300 Property Taxes	\$ 7,972,583	\$ 7,972,835	\$ 252	100.0%	\$ 7,451,970	\$ 7,947,018	106.6%	\$ 25,817	0.3%
202-410315 Property Taxes (Pension)	\$ 357,780	\$ 391,986	\$ 34,206	109.6%	\$ 351,550	\$ 374,950	106.7%	\$ 17,036	4.5%
Police Total	\$ 8,330,363	\$ 8,364,821	\$ 34,458	100.4%	\$ 7,803,520	\$ 8,321,968	106.6%	\$ 42,853	0.5%
		\$ -	\$ -						
279-410300 <u>Parks Levy Fund</u>	\$ 1,199,849	\$ 1,199,849	\$ (0)	100.0%	\$ 1,155,443	\$ 1,194,390	103.4%	\$ 5,458	0.5%
<u>Street Levy Funds</u>									
203-410300 Property Taxes	\$ 5,488,934	\$ 5,488,934	\$ 0	100.0%	\$ 5,201,850	\$ 5,464,683	105.1%	\$ 24,251	0.4%
260-410300 Street Capital Improvement	\$ 2,536,300	\$ 2,666,330	\$ 130,030	105.1%	\$ 2,536,300	\$ 2,654,201	104.6%	\$ 12,129	0.5%
	\$ 8,025,234	\$ 8,155,264	\$ 130,030	101.6%	\$ 7,738,150	\$ 8,118,883	104.9%	\$ 36,380	0.4%
Total Property Taxes	\$ 18,992,727	\$ 19,157,214	\$ 164,487	100.9%	\$ 17,987,613	\$ 19,010,064	105.7%	\$ 147,150	0.8%
101-431000 Local Government	\$ 401,311	\$ 417,314	\$ 16,003	104.0%	\$ 424,455	\$ 406,189	95.7%	\$ 11,125	2.7%

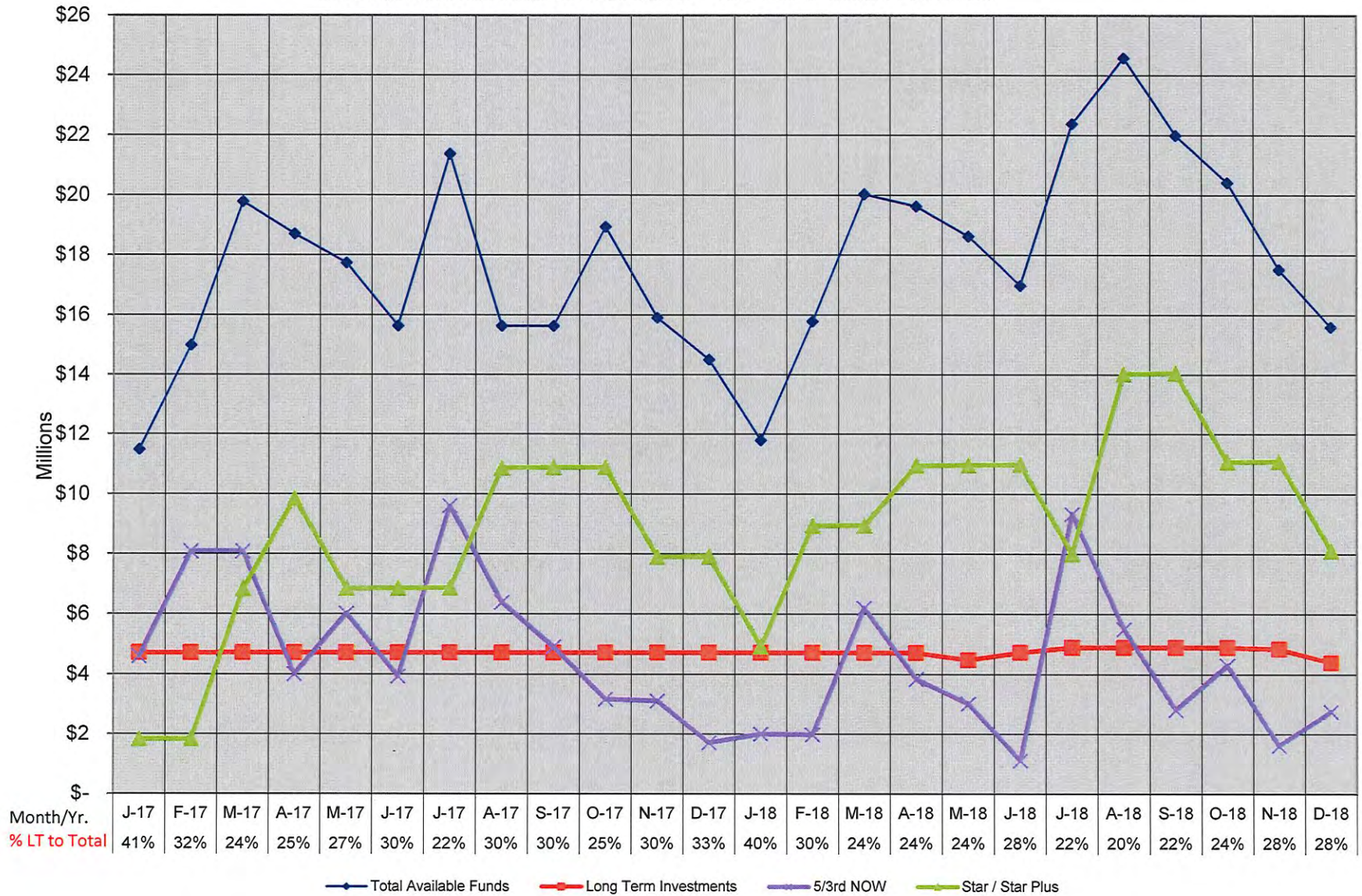
City of Beavercreek
Overtime/Comp. Analysis - 4th Quarter 2018 Compared to 4th Quarter 2017
12/31/2018

<u>Fund/Dept/Division</u>	<u>Div.#</u>	<u>2018</u>	<u>2017</u>	<u>\$</u>	<u>%</u>	<u>2018</u>	<u>% of Total</u>
				<u>Change</u>	<u>Change</u>	<u>Budget</u>	<u>Budget Spent</u>
General Fund							
Bldg. Facilities Maint.	3250	\$ 799	\$ 625	\$ 175	27.9%	\$ 500	159.9%
Cemetery Maint.	3750	\$ 2,973	\$ 2,656	\$ 317	11.9%	\$ 2,500	118.9%
General Fund Total		\$ 3,993	\$ 3,281	\$ 712	21.7%	\$ 3,000	133.1%
Police							
Support Services	2210	\$ 49,182	\$ 732	\$ 48,450	6623.3%	\$ 40,000	123.0%
Special Services	2510	\$ 30,076	\$ 22,418	\$ 7,658	34.2%	\$ 28,000	107.4%
Operations	2610	\$ 170,644	\$ 238,997	\$ (68,353)	(28.6%)	\$ 200,000	85.3%
Special Duty	2615	\$ 48,028	\$ 22,871	\$ 25,157	110.0%	\$ 66,435	72.3%
Bldg Maintenance	3250	\$ 200	\$ 156	\$ 44	27.9%	\$ 100	199.9%
Police Fund Total		\$ 298,129	\$ 285,173	\$ 12,956	4.5%	\$ 334,535	89.1%
Street Levy Fund							
Engineering	1710	\$ 1,665	\$ 87	\$ 1,577	0.0%	\$ -	100.0%
Street Inspections	1720	\$ -	\$ 349	\$ (349)	0.0%	\$ 1,000	0.0%
Administration	3110	\$ 76	\$ 28	\$ 48	173.4%	\$ -	100.0%
Bldg Facilities Maint.	3250	\$ 1,702	\$ 796	\$ 906	113.8%	\$ 1,000	170.2%
Street Maintenance	3320	\$ 17,437	\$ 23,888	\$ (6,451)	(27.0%)	\$ 13,000	134.1%
Snow & Ice Removal	3340	\$ 70,749	\$ 14,176	\$ 56,574	399.1%	\$ 125,000	56.6%
Weed & Grass Control	3360	\$ 4,566	\$ 4,052	\$ 514	12.7%	\$ 515	886.6%
Vehicle & Equipment	3410	\$ 7,177	\$ 6,550	\$ 627	9.6%	\$ 10,000	71.8%
Traffic Safety	3510	\$ 18,315	\$ 11,970	\$ 6,345	53.0%	\$ 20,000	91.6%
Storm Water	3610	\$ 2,777	\$ 8,333	\$ (5,556)	(66.7%)	\$ 2,000	138.8%
Street Levy Total		\$ 122,799	\$ 70,141	\$ 52,658	75.1%	\$ 172,515	71.2%
State Highway							
	1110	\$ 175	\$ 940	\$ (765)	(81.4%)	\$ 2,000	8.7%
Park Levy							
Parks Maintenance	3720	\$ 28,764	\$ 20,646	\$ 8,118	39.3%	\$ 15,000	191.8%
Rotary Park	3729	\$ 7,698	\$ 4,144	\$ 3,554	85.8%	\$ 5,000	154.0%
Senior Center	3852	\$ 4,536	\$ 1,601	\$ 2,936	183.4%	\$ 1,000	453.6%
Park Levy Totals		\$ 40,998	\$ 26,390	\$ 14,608	55.4%	\$ 21,000	195.2%
Golf Course							
Operations	4720	\$ 153	\$ 518	\$ (365)	(70.5%)	\$ 250	61.2%
Food & Beverage	4730	\$ 3,763	\$ 4,721	\$ (958)	(20.3%)	\$ 3,000	125.4%
Maintenance	4740	\$ 403	\$ 916	\$ (512)	(55.9%)	\$ 1,000	40.3%
Golf Course Totals		\$ 4,319	\$ 6,155	\$ (1,836)	(29.8%)	\$ 4,000	108.0%
Year End Totals		\$ 470,413	\$ 392,080	\$ 78,333	20.0%	\$ 537,050	87.6%

Comp Time Hours	Accrued YTD 12-31	2017	2018	Used YTD 12-31	2017	Balance as of 12-31	Liab 12-31-18
Analysis	2018			2018		2017	O/S Balance
Parks/Eng/Planning	341	115	468	121	143	166	\$ 470
Police	2,540	2,531	2,415	2,284	3,182	3,056	\$ 121,261
Public Service	1,191	921	1,828	691	79	716	\$ 1,879
Totals	4,073	3,567	4,711	3,096	3,403	3,938	123,610
% Difference 2018 to 2017		14.2%		52.2%		(13.6%)	(11.2%)

Month End Investmet Balances - Jan 2017 thru Dec 2018

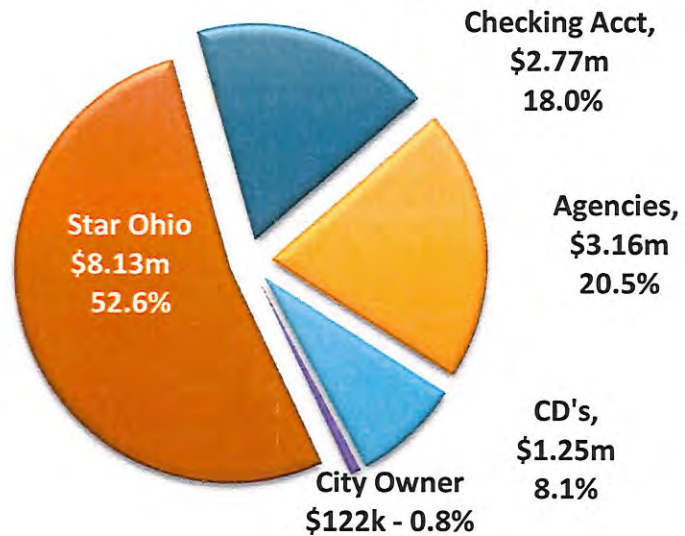
Exhibit 4



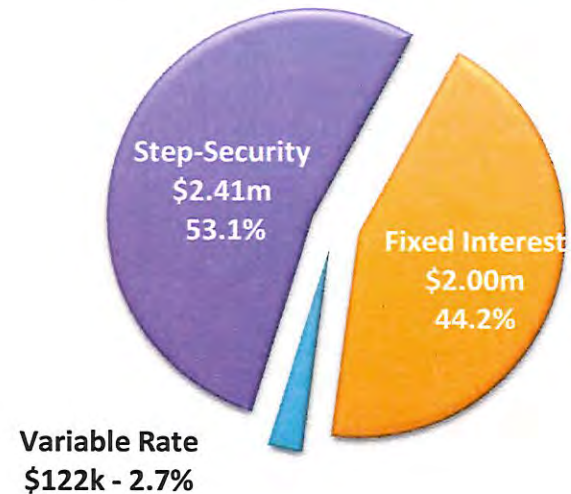
City of Beavercreek Portfolio Report December 2018

Exhibit 4

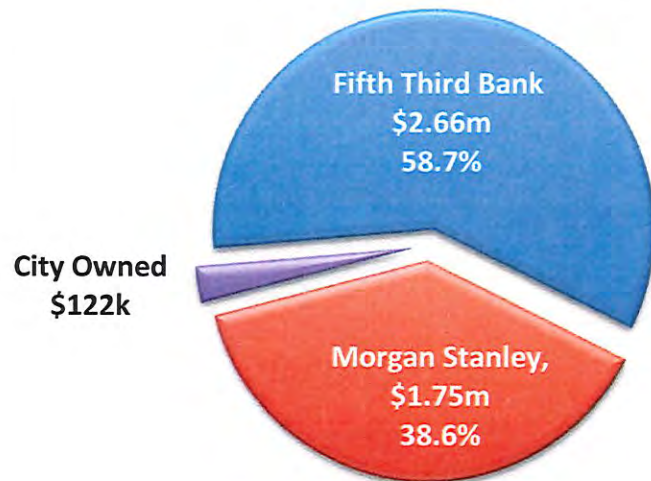
Investment by Type



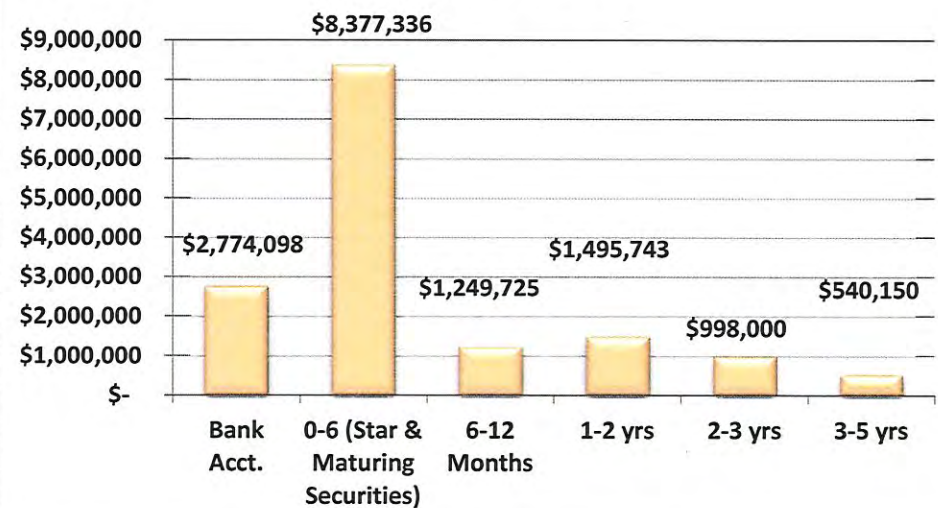
Investment Earnings Type



Investment by Broker



Maturity Schedule



CITY OF BEAVERCREEK INVESTMENT SUMMARY - DECEMBER 2018

INVESTMENT	Earnings Type	Security Type	BROKER	INTEREST RATE (COUPON)	YIELD TO MATURITY	PURCHASE DATE	MATURITY DATE	AMOUNT	CALL or MATURITY DATE	YIELD TO CALL	NOTES	ANNUAL INT. AMOUNT	NEXT INTEREST PAYMENT
MI, CD Wells Fargo Bk CD 9497483V7	FR	CD	Morgan Stanley	1.200%	1.200%	3/9/2016	3/11/2019	\$ 248,000.00	NC	NC	Monthly Interest	\$ 2,976.00	1/9/2019
SAI, 1TC Fed Natl Mtg Assc Note 3136G3TJ4	FR	Agency	Fifth Third	1.000%	1.000%	6/28/2016	6/28/2019	\$ 250,000.00	NC	1.000%	SAI-12/28 & 6/28	\$ 2,500.00	6/28/2019
SAI, CD, FR Discover Bank CD 254672H35	FR	CD	Morgan Stanley	1.210%	1.210%	8/24/2016	8/26/2019	\$ 250,000.00	NC	1.200%	SAI- 2/24, 8/24	\$ 3,025.00	2/24/2019
QIC, ST Fed Natl Mtg Assc 3136G3YH2	Step	Agency	Morgan Stanley	1.500%	1.625%	8/18/2016	10/25/2019	\$ 249,724.83	1/25/2019	1.500%	QI - 1-4-7-10/25 Next Step 1.875% 1-25-2019	\$ 4,062.50	1/25/2019
QIC, FR JPMorgan Chase CD 48126CKY0	FR	CD	Morgan Stanley	1.450%	1.450%	11/19/2016	11/21/2019	\$ 250,000.00	2/21/2019	1.450%	QI - 2-5-8-11/21	\$ 3,625.00	2/21/2019
SAI, 1TC, FR Fed Natl Mtg Assc 3136G3RL1	FR	Agency	Morgan Stanley	1.500%	1.500%	6/16/2016	12/16/2019	\$ 250,000.00	NC	1.500%	SAI - 6/16 & 12/16	\$ 3,750.00	6/16/2019
SAI, 1TC Federal Home Loan Mtg Corp MTN 3134GBPU0	Step	Agency	Fifth Third	1.710%	2.533%	6/14/2018	5/22/2020	\$ 246,386.25	NC	2.531%	SAI- 5/22 & 11/22	\$ 4,275.00	5/22/2019
SAI, CD Capital One Bank Glen Allen VA CD 1404203Y4	FR	CD	Morgan Stanley	1.900%	1.915%	8/16/2017	8/3/2020	\$ 250,074.69	NC	1.900%	SAI- 2/18 & 8/18	\$ 4,751.42	2/3/2019
SAI, CC Federal Home Ln Bank Bonds 3130A94J7	FR	Agency	Fifth Third	1.375%	2.209%	9/2/2016	9/2/2020	\$ 250,000.00	CC after 3/2/17	1.375%	SAI 3/2, 9/2	\$ 3,437.50	3/2/2019
SAI, ST, QC Federal Home Ln Mtg Corp 3134G7S77	Step	Agency	Fifth Third	1.500%	2.015%	10/29/2015	10/29/2020	\$ 250,000.00	1/29/2019	1.125%	SAI 4/29, 10/29 Step- 4/29/19 - 2%, 10/29/19- 4%, 4/29/20-5%	\$ 3,750.00	4/29/2019
SAI, ST Federal Home Ln Mtg Corp 3134GAVN1	Step	Agency	Morgan Stanley	1.250%	1.586%	11/30/2016	11/27/2020	\$ 250,000.00	2/27/2019	1.250%	SAI 5/27, 11/27 Steps 5/19-1.50%	\$ 3,125.00	5/27/2019
SAI, ST Federal National Mtg Assn Note 3135G0SY0	FR	Agency	Fifth Third	1.600%	1.789%	3/24/2017	12/24/2020	\$ 249,282.50	3/24/2019	1.611%	SAI 6/24 & 12/24	\$ 4,000.00	6/24/2019
SAI, 1TC, ST HSBC Bank CD 40434AR68	Step	CD	Fifth Third	2.000%	2.267%	3/24/2016	3/24/2021	\$ 248,000.00	3/24/2019	1.250%	SAI - 3/24, 9/24 - Steps 3/24/19-3%, 3/24/20-4%	\$ 4,960.00	3/24/2019
SAI, SAC Federal Home Ln Bank 3130A8VG5	Step	Agency	Fifth Third	1.500%	1.924%	8/24/2016	8/24/2021	\$ 250,000.00	2/24/19	1.000%	SAI - 8/24 & 2/24, Steps 2/19-1.75%, 8/19-2.25%, 2/20-2.75%, 2/21-3.25%, 8/21 3.75%	\$ 3,750.00	2/24/2019
SAI, ST, SAC Federal Home Ln Mtg Corp. Mtn 3134G96W2	Step	Agency	Fifth Third	1.500%	2.200%	8/25/2016	8/25/2021	\$ 250,000.00	2/25/2019	1.375%	SAI 2/25, 8/25, Steps, 2/19- 1.75%, 8/19-2%, 2/20-2.5%, 8/20 -4%, 2/21-6%	\$ 3,750.00	2/25/2019
SAI, ST, QC Federal Home Ln Bank 3130AA3J5	Step	Agency	Fifth Third	2.000%	2.310%	12/14/2016	12/14/2021	\$ 250,000.00	3/14/2019	2.000%	SAI- 6/14 & 12/14, Steps 12/19-3%, 12/20-4%	\$ 5,000.00	6/14/2019
SAI, ST, QC Federal Home Ln Bank 3130ACLJ1	Step	Agency	Fifth Third	2.000%	2.435%	11/10/2017	10/27/2022	\$ 250,222.22	1/27/2019	1.998%	SAI 4/27, 10/27 Steps-4/20 -2.25%, 10/20- 2.5%, 4/21-2.75%, 10/21- 3%, 4/22 4%	\$ 5,004.44	4/27/2019

CITY OF BEAVERCREEK INVESTMENT SUMMARY - DECEMBER 2018

INVESTMENT	Earnings Type	Security Type	BROKER	INTEREST RATE (COUPON)	YIELD TO MATURITY	PURCHASE DATE	MATURITY DATE	AMOUNT	CALL or MATURITY DATE	YIELD TO CALL	NOTES	ANNUAL INT. AMOUNT	NEXT INTEREST PAYMENT
SAI, ST, QC Federal Home MTG Step BORG 3134GBY97		Agency	Fifth Third	2.250%	2.970%	7/6/2018	11/22/2022	\$ 168,427.50	2/22/2019	2.911%	SAI -5/22, 11/22 Steps - 11/30/19 - 3%	\$ 3,789.62	5/22/2019

Long Term Investments as of December 2018 Held by Custodian

\$ 4,410,117.99

\$ 69,531.48

Nutter Park Rd	Step	N/A	N/A	1.140%	2.695%	12/1/2015	8/1/2030	\$ 21,500.00	8/1/2030	N/A	SAI April & Aug; Steps	\$ 579.43	4/1/2019
Lantz Road Assmt	Step	N/A	N/A	3.250%	3.704%	9/10/2012	8/1/2032	\$ 100,000.00	8/1/2032	N/A	SAI April & Aug; Steps 4/18- 3.25%, 4/24-4%	\$ 3,704.00	4/1/2019

Long Term Investments as of December 31, 2018 Held by City

\$ 121,500.00

\$ 4,283.43

Total all Long Term Investments as of December 31, 2018

\$ 4,531,617.99

\$ 73,814.91

Estimated Rate of Return on Long Term Investments

1.63%

				Balance as of:	Valued			Projected Interest
Star Ohio	Star Ohio	(45 days avg maturity)	2.49%	12/31/2018	Daily	\$ 5,606,681		\$ 139,606.36
Star Ohio	Star Ohio Plus	(blended rate)	2.40%	12/31/2018	Daily	\$ 2,522,655		\$ 60,543.72
5/3rd Bk	Public Fund Now Acct		0.90%	# 12/31/2018	Daily	\$ 2,774,098		\$ 24,966.88
Operating Investments as of December 31, 2018						\$ 10,903,434	Total All Investments	\$ 298,931.87
Total Investment as of December 31, 2018						\$ 15,435,051.99		

Total Portfolio Return

1.94%

Benchmark Target: Fed Funds Rate	2.40%	Source: Federalreserve.gov	1/3/2019
Benchmark 12 Month Treasuries	2.50%	Source: Federalreserve.gov	1/3/2019
Benchmark 2 yr Treasuries	2.39%	Source: Federalreserve.gov	1/3/2019

Tickmarks:

SAI=Semi Annual Interest, QIC=Quarterly Interest, AC=Annual Call SAC=Semi Annual Call, QC=Quarterly Call CC=Continuous Call, ST=Step Security, 1TC=One Time Call, FC= Fixed Coupon, CD = Certificate of Deposit, IQ = Interest Paid Qtrly on CD, FR=Fixed Rate, MI= Monthly Interest, (#) rate provided by 5/3rd Bank - deposits offset banking charges - changed from .25% to .50% with new collateral change from 102% to 50%.
 VR= Variable rate CD 1% year one, after reset quarterly at 3M LIBOR rate currently at 2.31% + 25 basis points



**AGENDA
CITY COUNCIL**

*1368 Research Park Dr
Beavercreek, Ohio*

**Work Session – Tuesday, February 19, 2019 5:00 p.m.
Council Chambers**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
 - A. Cemetery Master Plan
 - B. Council Pay
 - C. Regional Emergency Response Term (RERT)
 - D. Miss Beavercreek
 - E. Greene County Grant
 - F. Correspondence
- V. INFORMATION ITEMS
 - A. 2018-19 Council Manager Information
- VI. COUNCIL COMMITTEE/EVENT UPDATES
- VII. ADJOURNMENT

DRAFT



CITY COUNCIL
Regular Meeting – February 25, 2019 6:00 p.m.
Council Chambers

1368 Research Park Dr
Beavercreek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Rushing
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. ORDINANCES, RESOLUTIONS AND PUDS
- VII. DECISION ITEMS
 - A. Board and Commission Appointments
- VIII. MAYOR'S REPORT
- IX. COUNCIL TIME
- X. CITY MANAGER'S REPORT
- XI. CITIZEN COMMENTS
- XII. ADJOURMENT

DRAFT

PLANNING DEPARTMENT STATUS REPORT

February 5, 2019

CITY COUNCIL

February 11, 2019

-

February 25, 2019

-

Tabled / Delayed / Pending

-

PLANNING COMMISSION

February 6, 2019

- PUD 06-6 SSP #3, NOAH'S Event Venue, public hearing
- PUD 06-6 CU 1/19, NOAH's Event Venue, public hearing
- S-19-1, Mission Point, Sec. 2

March 6, 2019

- PUD 06-5 SSP #3, Beavercreek Business Park

Commercial Permits Submitted and Under Review

- Dollar General

BOARD OF ZONING APPEALS

February 13, 2019

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Currently Tabled or Delayed

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